

Small PHA Plan Update
Annual Plan for Fiscal Year: 2003

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN ACCORDANCE WITH
INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

**PHA Plan
Agency Identification**

PHA Name: Housing Authority of Horse Cave

PHA Number: KY-067

PHA Fiscal Year Beginning: (mm/yyyy) 04/2003

PHA Plan Contact Information:

Name: Robert L. Bybee, Sr.

Phone: 270-786-2481

TDD: 1-800-648-6056 (typed text) Or 6057 (voice)

Email (if available): hcha@caveland.net

Public Access to Information

**Information regarding any activities outlined in this plan can be obtained by contacting:
(select all that apply)**

- ☒ Main administrative office of the PHA
- ☐ PHA development management offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- ☒ Main administrative office of the PHA
- ☐ PHA development management offices
- ☐ Main administrative office of the local, county or State government
- ☐ Public library
- ☐ PHA website
- ☐ Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- ☒ Main business office of the PHA
- ☐ PHA development management offices
- ☐ Other (list below)

PHA Programs Administered:

- ☐ Public Housing and Section 8 ☐ Section 8 Only ☒ Public Housing Only

Annual PHA Plan
Fiscal Year 2003
[24 CFR Part 903.7]

i. Table of Contents

Provide a table of contents for the Plan, including attachments, and a list of supporting documents available for public inspection. For Attachments, indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

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<input type="checkbox"/> Attachment __: Comments of Resident Advisory Board or Boards & Explanation of PHA Response (must be attached if not included in PHA Plan text)	
<input checked="" type="checkbox"/> Other (List below, providing each attachment name)	
F. Deconcentration Policy Information	
G. Capital Funds Program Performance & Evaluation Reports	
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ii. Executive Summary

[24 CFR Part 903.7 9 (r)]

At PHA option, provide a brief overview of the information in the Annual Plan

Significant fourth year plan changes made to our Admission and Continued Policy/Procedures (ACOPP) since the previous plan are: 1) CFR citations changes from 913. to 5.609 and 5.628 as directed by HUD, in two or three places; 2) removal of all mention of ceiling rents from the ACOPP and reference only to flat or fair market rents and 3) addition of the PHA's Criminal Trespass Policy. Otherwise, we are continuing our 5-year plan by making physical improvements to our developments and sites to enhance the living environment for our current and future residents.

1. Summary of Policy or Program Changes for the Upcoming Year

In this section, briefly describe changes in policies or programs discussed in last year's PHA Plan that are not covered in other sections of this Update.

In the current (3rd) Agency Plans year, our most significant changes were to increase the minimum rent amount from zero (-0-) to \$50 per unit per month in order to help offset ever increasing operating costs.

2. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

Exemptions: Section 8 only PHAs are not required to complete this component.

A. ☒ Yes ☐ No: Is the PHA eligible to participate in the CFP in the fiscal year covered by this PHA Plan?

B. What is the amount of the PHA's estimated or actual (if known) Capital Fund Program grant for the upcoming year? \$141,338 (same as FFY2002 Actual.)

C. ☒ Yes ☐ No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete the rest of Component 7. If no, skip to next component.

D. Capital Fund Program Grant Submissions

(1) Capital Fund Program 5-Year Action Plan

The Capital Fund Program 5-Year Action Plan is provided as Attachment C

(2) Capital Fund Program Annual Statement

The Capital Fund Program Annual Statement is provided as Attachment B

3. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

Applicability: Section 8 only PHAs are not required to complete this section.

1. ☐ Yes ☒ No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If "No", skip to next component ; if "yes", complete one activity description for each development.)

2. Activity Description

Demolition/Disposition Activity Description (Not including Activities Associated with HOPE VI or Conversion Activities)
1a. Development name: 1b. Development (project) number:
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: (DD/MM/YY)
5. Number of units affected:
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Relocation resources (select all that apply) <input type="checkbox"/> Section 8 for units <input type="checkbox"/> Public housing for units <input type="checkbox"/> Preference for admission to other public housing or section 8 <input type="checkbox"/> Other housing for units (describe below)
8. Timeline for activity: a. Actual or projected start date of activity: b. Actual or projected start date of relocation activities: c. Projected end date of activity:

4. Voucher Homeownership Program

[24 CFR Part 903.7 9 (k)]

- A. ☐ Yes ☒ No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to next component; if “yes”, describe each program using the table below (copy and complete questions for each program identified.)

B. Capacity of the PHA to Administer a Section 8 Homeownership Program

The PHA has demonstrated its capacity to administer the program by (select all that apply):

- ☐ Establishing a minimum homeowner downpayment requirement of at least 3 percent and requiring that at least 1 percent of the downpayment comes from the family’s resources
- ☐ Requiring that financing for purchase of a home under its section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards
- ☐ Demonstrating that it has or will acquire other relevant experience (list PHA experience, or any other organization to be involved and its experience, below):

5. Safety and Crime Prevention: PHDEP Plan *Program cancelled by Congress in FFY2002*

[24 CFR Part 903.7 (m)]

Exemptions Section 8 Only PHAs may skip to the next component PHAs eligible for PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- A. ☐ Yes ☒ No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan? PHDEP was cancelled by the U S Congress during their CY2001 session.
- B. What is the amount of the PHA's estimated or actual (if known) PHDEP grant for the upcoming year? \$ _____ N/A _____
- C. ☐ Yes ☒ No Does the PHA plan to participate in the PHDEP in the upcoming year? If yes, answer question D. If no, skip to next component.
- D. ☐ Yes ☐ No: The PHDEP Plan is attached at Attachment _____

6. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board (RAB) Recommendations and PHA Response

1. ☐ Yes ☒ No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s? Only "attaboys" and continue the good work. One resident was concerned with the "disruption in her living unit" future interior painting might cause and also with a "pot" or "chuck" hole in the City Street where her driveway met the street. Otherwise, only comments were related to maintain issues, like a clogged or otherwise not properly functioning gutter. PHA staff promised to look into the reported maintenance problems.
2. If yes, the comments are Attached at Attachment (File name)
3. In what manner did the PHA address those comments? (select all that apply)
- ☐ The PHA changed portions of the PHA Plan in response to comments
A list of these changes is included
☐ Yes ☐ No: below or
☐ Yes ☐ No: at the end of the RAB Comments in Attachment _____.
- ☒ Considered comments, but determined that no changes to the PHA Plan were necessary. An explanation of the PHA's consideration is included at the at the end of the RAB Comments in Attachment _____. *As indicated in A. 1. above, no comments were made relative to the upcoming (4th) Year Agency Plans.*
- ☐ Other: (list below)

B. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: (provide name here) Commonwealth of Kentucky (State Plan) - Kentucky Housing Corporation (KHC)

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- ☐ The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- ☐ The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- ☐ The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- ☒ Activities to be undertaken by the PHA in the coming year are consistent with specific initiatives contained in the Consolidated Plan. (list such initiatives below)
The HAHC will continue, as a part of its 5-Year Capital Improvements Program, to make physical improvements to offer a better living environment to all its clientele. We will continue to offer affordable rents by offering residents the choice of Flat Rents or Income-Based Rents. The former originally set at rates below the HUD issued Section 8 Fair Market Rents (FMRs) are updated annually to reflect the changes in the FMRs. The latter is based on 30% of adjusted gross or 10% of total gross income, whichever is greater. These income-based rents also provide deductions for required Federal deductions, additional deductions for working families and (finally) a deduction for court-ordered child support payments. Every tenant will be expected to pay at least a (gross) rent of \$50 per month. These actions will provide improved living conditions and housing opportunities for qualified low-income families.
- ☐ Other: (list below)

3. PHA Requests for support from the Consolidated Plan Agency

- ☐ Yes ☒ No: Does the PHA request financial or other support from the State or local government agency in order to meet the needs of its public housing residents or inventory? If yes, please list the 5 most important requests below:

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below) The State Consolidated Plan states the following, with which the HAHC's activities are consistent: "Expand the supply of safe, decent, sanitary and affordable housing for very-low an low-income families...rehabilitation..."

C. Criteria for Substantial Deviation and Significant Amendments

1. Amendment and Deviation Definitions

24 CFR Part 903.7(r)

PHAs are required to define and adopt their own standards of substantial deviation from the 5-year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

A. Substantial Deviation from the 5-year Plan:

The Housing Authority of Horse Cave (HAHC) has chosen the following as its definition of Substantial Deviation from its Annual Plan:

- a.) Redirection of more than 20% of its operating budget funds from any budgeted/scheduled activity to another activity or:
- b.) A major change in program direction (e.g., new or different housing selection preference criterion, new or changes to deductions from income-based rents, additional efforts to enhance deconcentration opportunities, changes in the basis of determining Flat rent amounts, etc.) that requires action on the part of the Board of Commissioners; or
- c.) Increasing or decreasing the total number of HAHC employees by more than 25% from that authorized on the April 1st of each fiscal year.

However, NONE of these changes will be considered a Substantial Deviation IF those changes result from Government (i.e., Federal, State, or Local) actions over which the HAHC exercises no control.

B. Significant Amendment or Modification to the Annual Plan:

The HAHC has chosen to use the HUD definition of Significant Amendment or Modification. Specifically, it will consider the following to be such modifications/amendments:

- a.) Changes to rent or admission policies or organization of its waiting list.
- b.) Additions of non-emergency work items (not included in the current Annual Statement or 5-Year Action Plan) or change in use of the replacement reserve funds under the Capital Grant Funds Program.
- c.) Any change with regard to demolition or disposition, designation of projects/buildings (for the elderly/disabled or families with disabilities), homeownership programs or conversion activities.

However, NONE of these changes will be considered Substantial Amendments/Modifications IF those changes result from Government (i.e., Federal, State, of Local) actions over which the HAHC exercises no control.

Attachment A

Supporting Documents Available for Review

PHAs are to indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
	State/Local Government Certification of Consistency with the Consolidated Plan (not required for this update)	5 Year and Annual Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction/s in which the PHA is located and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
	Any policy governing occupancy of Police Officers in Public Housing <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Eligibility, Selection, and Admissions Policies
	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
	Section 8 rent determination (payment standard) policies <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Results of latest binding Public Housing Assessment System (PHAS) Assessment	Annual Plan: Management and Operations
X	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
	Any required policies governing any Section 8 special housing types <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
	Section 8 informal review and hearing procedures <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for any active grant year	Annual Plan: Capital Needs
X	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing §504 of the Rehabilitation Act and the Americans with Disabilities Act. See, PIH 99-52 (HA).	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937	Annual Plan: Conversion of Public Housing

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program (section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Cooperation agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Section 3 documentation required by 24 CFR Part 135, Subpart E	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report	Annual Plan: Safety and Crime Prevention
	PHDEP-related documentation: <ul style="list-style-type: none"> · Baseline law enforcement services for public housing developments assisted under the PHDEP plan; · Consortium agreement/s between the PHAs participating in the consortium and a copy of the payment agreement between the consortium and HUD (applicable only to PHAs participating in a consortium as specified under 24 CFR 761.15); · Partnership agreements (indicating specific leveraged support) with agencies/organizations providing funding, services or other in-kind resources for PHDEP-funded activities; · Coordination with other law enforcement efforts; · Written agreement(s) with local law enforcement agencies (receiving any PHDEP funds); and · All crime statistics and other relevant data (including Part I and specified Part II crimes) that establish need for the public housing sites assisted under the PHDEP Plan. 	Annual Plan: Safety and Crime Prevention
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G) <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
X	Other supporting documents –Community Services Implementation Plan.	Annual Plan

Required Attachment D_: Resident Member on the PHA Governing Board

1. ☐ Yes ☒ No: Does the PHA governing board include at least one member who is directly assisted by the PHA this year? (if no, skip to #2)

A. Name of resident member(s) on the governing board:

B. How was the resident board member selected: (select one)?

☐ Elected

☐ Appointed

C. The term of appointment is (include the date term expires):

2. A. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?

☐ the PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis

☒ the PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.

☐ Other (explain):

B. Date of next term expiration of a governing board member: 10-05-03

C. Name and title of appointing official(s) for governing board (indicate appointing official for the next position): Mayor Joann Smith (of Horse Cave)

Required Attachment E: Membership of the Resident Advisory Board or Boards

List members of the Resident Advisory Board or Boards: (If the list would be unreasonably long, list organizations represented or otherwise provide a description sufficient to identify how members are chosen.)

Elaine Purlee and Dot Parker of Caveland Manor (KY-067-01) and Paulette Bush and Darris Wright of Wilson Manor (KY-067-02)

Attachment F. Component 3, (6) Deconcentration and Income Mixing

- a. ☐ Yes ☒ No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question. *Housing Authority is a small PHA with less than 100 units and thereby exempt from Deconcentration Rule.*
- b. ☐ Yes ☐ No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

If yes, list these developments as follows:

Deconcentration Policy for Covered Developments			
Development Name:	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]

Annual Statement/Performance and Evaluation Report Attachment B. Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of Horse Cave		Grant Type and Number Capital Fund Program Grant No: KY036P06750103 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$ 20,000.			
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$ 6,338.			
8	1440 Site Acquisition	\$ 40,000.			
9	1450 Site Improvement	\$ 5,000.			
10	1460 Dwelling Structures	\$ 30,000.			
11	1465.1 Dwelling Equipment—Nonexpendable	\$ 40,000.			
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				

Annual Statement/Performance and Evaluation Report Attachment B.
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part I: Summary

PHA Name: Housing Authority of Horse Cave		Grant Type and Number Capital Fund Program Grant No: KY036P06750103 Replacement Housing Factor Grant No:		Federal FY of Grant: 2003	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$ 141,338.			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures	\$ 15,000.			

Annual Statement/Performance and Evaluation Report Attachment B.
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing Authority of Horse Cave		Grant Type and Number Capital Fund Program Grant No: KY36P06750103 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide	Operations-fund RIS &other oper. costs	1406		\$ 20,000.				
HA-Wide	Fees & Costs-A&E & Mod Mgr.	1430	2	\$ 6,338.				
KY-067-01	Site Acquisition-acquire adjacent site to later develop as Community/Ldy Ctr.	1440	1	\$ 40,000.				
KY-067-02	Site Improvements-correct drainage problems	1450	1	\$ 5,000.				
KY-067-02	Dwelling Structures							
	Paint interiors of non-turnovers	1460	20-30 DUs	\$ 30,000.				
	Dwelling Equipment	1465						
KY-067-01	Provide new Ranges & Refrigerators		32 DUs	\$ 33,000				
KY-067-02	Balance of Ranges & Refrig's from 502		7-10 DUs	\$ 7,000.				

Annual Statement/Performance and Evaluation Report Attachment B.
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: Housing Authority of
Horse Cave

Grant Type and Number
Capital Fund Program No: KY36P06750103
Replacement Housing Factor No:

Federal FY of Grant: 2003

[illegible]

Capital Fund Program Five-Year Action Plan Attachment C.
Part I: Summary

PHA Name Housing Authority of Horse Cave				<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2004 PHA FYB: 4-01-04	Work Statement for Year 3 FFY Grant: 2005 PHA FYB: 4-01-05	Work Statement for Year 4 FFY Grant: 2006 PHA FYB: 4-01-06	Work Statement for Year 5 FFY Grant: 2007 PHA FYB: 4-01-07
	Annual Statement				
HA-Wide		\$ 41,338	\$ 41,338.	\$ 25,700.	\$ 72,400.
KY-067-01		\$ 100,000.	\$ 75,000.	\$ 73,600.	\$ 22,600.
KY-067-02		None	\$ 25,000.	\$ 45,700.	\$ 50,000.
CFP Funds Listed for 5-year planning		\$ 141,338.	\$ 141,338.	\$ 145,000.	\$ 145,000.
Replacement Housing Factor Funds					

Capital Fund Program Five-Year Action Plan Attachment C.

Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year : 2____ FFY Grant: 2004 PHA FYB: 4-01-04			Activities for Year: 3____ FFY Grant: 2005 PHA FYB: 4-01-05		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See						
Annual	HA-wide	Operations-support RIS	\$ 20,000.	HA-Wide	Operations-support RIS	\$ 35,000
Statement		Fees & Costs-	\$ 6,338.		Fees & Costs	\$ 6,338.
		Non-Dwelling Equip.-				
		Upgrade computer syst.	\$ 15,000.	KY-67-01, Caveland	Site Improvements	
					Fencing-new & addt'l	\$ 20,000.
		Non-Dwelling Structure			Surveillance System	\$ 20,000.
	KY-67-01, Caveland	Construct Comm Rm. &				
		Ldy. Facility	\$ 100,000.		Dwelling Structures	
				KY-067-01	Paint interiors of DUs	\$ 35,000.
					Dwelling Equipment	
				KY-067-02, Wilson	Replace HW Heaters	\$ 25,000.
Total CFP Estimated Cost			\$ 141,338.			\$ 141,338.

Capital Fund Program Five-Year Action Plan Attachment C.
Part II: Supporting Pages—Work Activities

Activities for Year : _4____ FFY Grant: 2006 PHA FYB: 4-01-06			Activities for Year: _5____ FFY Grant: 2007 PHA FYB: 4-01-07		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
HA-Wide	Operations-support RIS, etc.	\$ 20,000	HA-Wide	Operations-support RIS, etc.	\$ 34,000.
	Fees & Costs	\$ 5,700.		Fees & Costs	\$ 10,400.
				Non-Dwelling Equip.-Truck	\$ 28,000.
	Site Improvements				
KY-67-02, Wilson Manor	Surveillance Camera System	\$ 25,000.		Dwelling Structures	
	Dwelling Structures		KY-67-01, Caveland Manor	Extend Porches & add Ornamental Posts to porches	\$ 22,600.
KY-67-01, Caveland Manor	1. Install new gutter, downspouts, & PVC boots	\$ 8,500			
	2. Replace Storm Doors	\$ 22,000.		Non-Dwelling Structures	
	3. Photo Porch Lights F/ R*	\$ 2,600	KY-67-02, Wilson Manor	Construct Storage Bldgs. 4	
	4. Repl. OM Bldg. Storm Dr.	\$ 500.		One & Two BR unit Bldgs.	\$ 50,000.
KY67-02, Wilson Manor	1. Photo Porch Lights F/R*	\$ 4,300.			
	2. Add GFCI outlets Kitchen	\$ 2,400.			
	3. Replace Kitchen Light fixtures with Fluorescent 1s.	\$ 14,000.			
	Non-Dwelling Structures				
KY-67-01, Caveland Manor	Construct storage buildings	\$ 40,000			
Total CFP Estimated Cost		\$ 145,000.			\$ 145,000.

Annual Statement/Performance and Evaluation Report Attachment G.
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part I: Summary

PHA Name: Housing Authority of Horse Cave		Grant Type and Number Capital Fund Program Grant No: KY36P06750102 Replacement Housing Factor Grant No:		Federal FY of Grant: 2002	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9-30-02 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$ 20,000.		\$ 20,000.00	\$ 20,000.00
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$ 10,000.		\$ 5,695.80	\$ 3,256.80
8	1440 Site Acquisition				
9	1450 Site Improvement	\$ 42,338.		\$ 40,971.00	None
10	1460 Dwelling Structures	\$ 27,000.		\$ 23,052.79	\$ 23,052.79
11	1465.1 Dwelling Equipment—Nonexpendable	\$ 42,000.		None	N/A
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$141,338.		\$ 89,719.59	\$ 46,309.59
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures	\$ 15,900.			

Annual Statement/Performance and Evaluation Report Attachment G.
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing Authority of Horse Cave		Grant Type and Number Capital Fund Program Grant No: KY36P06750102 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA – Wide	Operations-Support RIS salary/benefits and other increasing Operational Costs	1406		\$ 20,000.		\$ 20,000.00	\$ 20,000.00	Drawn down
PHA – Wide	Fees & Costs-hire A&E and Mod Mgr.	1430		\$ 10,000.		\$ 5,695.80	\$ 3,256.80	In Progress
	Site Improvements	1450						
KY 67-01	1. Clean/degrease/seal asphalt areas at Villa Drive & paint strip all paring stalls		Various	\$ 2,200.		None	N/A	
	2. Remove & replace broken/heaved /settled sidewalks w/ new ones		270 Sq. Ft	\$ 2,200.		\$ 4,744.00	None	Under Contract
KY 67-02	1. Provide fill to raise lawns around sidewalks (to reduce hazards) & buildings for protective slopes/runoffs		Various	\$ 8,000.		\$ 6,455.00	None	Under Contract
	2. Install 3’-6” high guardrails along sidewalks @ Bldgs. A, B, & L		255 L. F.	\$ 7,200.		\$ 6,390.00	None	Contracted
	3. Remove & replace deteriorated concrete gutters & asphalt parking bays		1700SF gutters 40SF walks	\$ 9,900.		\$ 21,330.00	None	Under Contract
	4. Patch, clean, degrease, seal and paint strip parking bays		Various	\$ 6,400.		None	N/A	
	5. Create 3 new parking bays-Bldg. E		3	\$ 3,938.		None	N/A	
	6. Provide underground drain Bldg. C.		1	\$ 2,500.		\$ 2,052.00	None	Contracted
KY 67-02	Dwelling Structures-finance balance of roofing job from FFY2001 CFP	1460	Balance	\$ 27,000.		\$ 23,052.79	\$ 23,052.79	Completed
	Dwelling Equipment-Nonexpendable	1465 .1						
KY 67-02	Replace Ranges & Refrigerators		44 each	\$ 42,000.		None	N/A	

Annual Statement/Performance and Evaluation Report Attachment G.
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

[illegible]

Attachment H.
Report on the Progress in Meeting the Five-Year Goals/Objectives

The HAHC believes that it has fulfilled its mission of providing decent, safe and affordable housing, in a non-discriminatory manner, to those who meet its program requirements. Further, it has provided the best quality housing and living environment possible within its available financial resources. In regard to its Five-Year goals/objectives, HAHC's progress is as follows:

1. Twenty-two (22) of the thirty (30) new move-ins (residents) between September 1, 2001 and August 31, 2002, were of the Extremely Low-Income range (i.e., 0-30%). Further, HAHC achieved its goal of increasing (by at least 2) the number of working families in residency as it had, as of August 7, 2002, twenty-two (22) such families compared to 20 working families in occupancy on September 11, 2000. And it increased the percentage of working families to 29.7% compared to 27.8% on September 11, 2000. However, both the number and percentage are down from September 2001 when it had 24 working families for a 33% of families in occupancy. Nevertheless, overall this goal/objective was achieved.
2. HAHC has made significant physical improvements (to improve living conditions) during the past two-years. Federal Fiscal Year (FFY) 2000 funds were used to build a new Maintenance and Laundry facility at Wilson Manor (KY 67-02). The (small) maintenance space at its then existing OCM Building was also renovated to provide more administrative space (for private meetings, etc.) also at Wilson Manor (KY 67-02). Further, new half-length security screens (for the doors) and mini-blinds were also added at Wilson Manor from FFY2000 funds. FFY 2001 funds were used to provide new roofs (with vinyl siding improvements on the old Mansard portions of those roofs) and a new sanitary sewer system all at Caveland Manor (KY 67-01). FFY2002 funds were available for expenditure, at this writing, and contracts had been executed to do concrete, metal and earth improvement work (site improvements) at both developments. Efforts are being made to also do some asphalt (parking bays, etc.) improvements during the current year. Thus, HAHC believes that it has made (and continues to make) significant improvement in the living environment of its residents.
3. Safe and secure housing has been achieved, according to both members of the Resident Council (its Resident Advisory Board) and the City Police Chief. Neighborhood Watch (NW) Programs are established and are operating at each site. It is the belief of the HAHC, its Resident Council and the City Police Chief that the annual meetings between Police Department Officials, the PHA staff and residents of each site to discuss and now update the NW program has helped in making residents a part of the process and added to their "safe and secure housing" feelings. HAHC's "Safety" area score improved on the REAC Customer Services & Satisfaction Survey from 72.4% to 85% (calendar year 2001 score) in a single year's time is somewhat indicative of the satisfaction of its residents. Again, HAHC believes that it has met this goal/objective.
4. The HAHC's part-time Resident Coordinator (RC) has provided and/or coordinated a number of programs for residents. Most programs, due to HAHC limited funding capacity, have been directed to the Elderly and Youth members of its resident body. These efforts were somewhat improved during the past (current) year thanks to the receipt of a HUD funded ROSS grant. Examples of HAHC sponsored activities are health related (e.g., blood pressure checks, cholesterol screenings, weight management, etc.) programs, assistance in completing forms, getting eye glasses, hearing aides, medication and/or health insurance free or reduced prices, and educational and recreational activities and outings for the youth. HAHC has recently stocked a food pantry for those residents in need. From the above and the fact that there were 22 working families residing in its developments as discussed in numbered paragraph 1 above, it is apparent that the RC and HAHC have improved the "self-sufficiency" aspects of its resident body, thus achieving this goal/objective.